

This is to certify that the improvements indicated hereon are located as shown.

*William R. Nuttle*  
#4180

IMPROVEMENTS LOCATION  
JOHN B. WALLS LANDS

7<sup>TH</sup> DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 40' Mar. 12, 1976.

William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

I.P. = iron pipe

C.M. = concrete monument

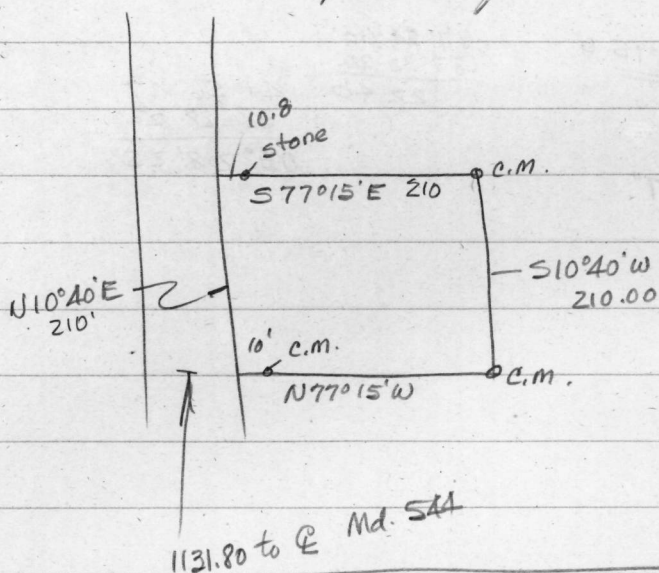
Fallowfield - CWC 22/231.

Begin east side rd (50' wide) at SW cor walls  
of rd.  $S10^{\circ}40'W$  - 858.30 to Chas. Lofland  
w/ same  $N84^{\circ}30'E$  - 218.70 to C.M.  
w/ new line  $N10^{\circ}40'E$  - 779.90 to C.M. on SE cor walls  
of walls  $S77^{\circ}15'E$  - 210 to begin

Carlson - CWC 59/22

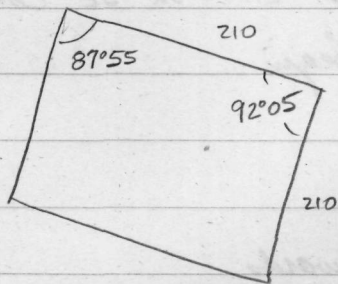
Begin E side rd. at Edwards  
w/ same & others  $S81^{\circ}13'E$  - 458.8  
 $S05^{\circ}15'W$  - 85 $\pm$  to Townsend  
w/ same W dir. 458.8 $\pm$  to rd.  
w/ rd.  $N05^{\circ}15'E$  - 105 $\pm$  to begin

CWC 20/462 - Plat by Metcalfe 1966



CWC 3/255

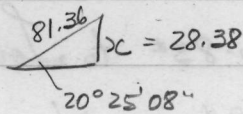
210.00  
 10.80  
 199.20



87 54 60  
 03 24 30  
 84 30 30

28.38  
 8.75  
 37 13  
 - 25  
 12 13  
 10.80  
 1.33

23 49 38  
 03 24 30  
 20 25 08



197.95

210.00  
 10.80  
 199.20

03 24 30  
 03 10 30  
 0 14 00

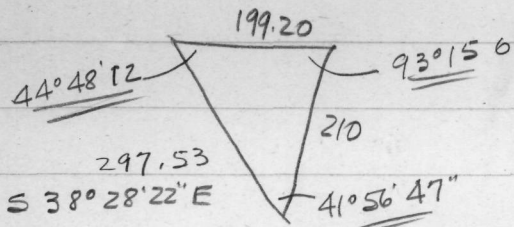
84 07 50  
 03 24 30  
 87 32 20

84 07 52  
 03 10 31  
 87 18 23  
 179 59 60  
 87 18 23  
 92 41 37

03 24 30  
 84 07 52  
 87 32 22

87 54 60  
 87 32 20  
 22 40

41 56 47  
 38 28 22  
 03°28'25"



93 15  
 77 15  
 06 00



No. 55444

RECEIVED FOR RECORD Mar. 22. 1966

THIS DEED, made this 31<sup>st</sup> day of March, in the year Nineteen Hundred and Sixty-six, by Charles E. Wessel and Ethel L. Wessel, his wife, of Kent County, Maryland and William Belt Townshend and Eleanor F. Townshend, his wife, of Kent County, Maryland, who joins herein for the sole purpose of releasing the hereinafter described property from the lien, operation and effect of a certain mortgage to it from the said Charles E. Wessel and Ethel L. Wessel, his wife, dated September 24, 1963 and recorded in the Land Records of Queen Anne's County in Liber C.W.C. 3 folio 258, reserving, however, the lien of said mortgage on the other property therein described.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Charles E. Wessel, and Ethel L. Wessel, his wife, and William Belt Townshend and Eleanor F. Townshend, his wife, of Kent County, Maryland, do hereby grant, convey and release unto John B. Walls and Virginia S. Walls, his wife, of Queen Anne's County, Maryland, as tenants by the entirety, their assigns, and unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of land situate, lying and being in the seventh Election District of Queen Anne's County, Maryland and described as follows:

A lot, parcel or tract of land, situated, lying and being in the Seventh Election District of Queen Anne's County, State of Maryland. Lying on the Easterly side of a public road leading Northerly from Route "544" toward the Snyder and other lands as shown on a plat having been prepared by J. B. Metcalf, surveyor, dated March, 1966 and recorded among the Land Records of Queen Anne's County, Maryland in Plat Book C. W. C. #20, folio 462. Being more particularly described as follows, that is to say.



BEGINNING at a point on the Easterly line of the aforementioned Public Road (50ft wide at this point) N 77° 15' W-10.80 ft from a stone set on the Southerly division line of otherlands and running.

(1) Thence by and with the said division line, S 77° 15' E. 210.00 ft. to a concrete monument.

(2) Thence by and with a division line herein established for the lands intended to be conveyed, the two following courses and distances: S 10° 40' W. --- 210.00 ft to a concrete monument N 77° 15' W ---- 210.00 ft to a point on the easterly side of the aforementioned Public Road.

(3) Thence by and with the line of the said road, N 10° 40' E. ---- 210.00 ft to the point of beginning.

Containing one acre of land more or less.

BEING a part of the property described and conveyed in a deed from William Belt Townshend of Kent County, Maryland and William George Wunderlich of Caroline County, Maryland, Co-Partners trading as TOWNSHEND AND WUNDERLICH and William Belt and Eleanor F. Townshend, his wife, of Kent County, Maryland and William George Wunderlich and Lois E. Wunderlich, his wife of Caroline County, State of Maryland of the one part, and to Charles E. Wessel and Ethel L. Wessel, his wife, dated September 24, 1963 and recorded among the Land Records of Queen Anne's County, Maryland in Liber C. W. C. 3, folio 255. Being also the part of the same land granted and conveyed unto William Belt Townshend and William George Wunderlich t/a Townshend and Wunderlich, co-partners by deed dated the 4th day of February, 1960 from Edgar A. McGinnis, Jr., et ux and recorded in Liber T.S.P. #53, folio 353 of the Land Records of Queen Anne's County, Maryland

TOGETHER WITH the buildings and improvements thereupon erected, made and being, and all and every the rights, roads, and/or alleys ways, water privileges, appurtenances and advantages to the same belonging or in anywise appertaining.



TO HAVE AND TO HOLD the above lot and premises hereby intended to be conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said John B. Walls and Virginia S. Walls, his wife, to hold as tenants by the entireties, the survivor of them and to the survivor's heirs and assigns in fee simple.

AND the said Charles E. Wessel and Ethel L. Wessel, his wife, hereby covenant that they have not done or suffered to be done

any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted; and that they will execute such further assurances of

the same as may be requisite. AS WITNESS the hands and seals of Charles E. Wessel and Ethel L. Wessel, his wife, and William Belt Townshend and Eleanor F. Townshend, affixed hereto their signatures the day and year first

above written.

WITNESS

BEING a part of the pro

deed from William Belt Townshend of Kent County, Maryland

trading as TOWNSHEND AND WUNDERLICH

F. Townshend, his wife, of Kent County, Maryland and William

George Wunderlich and Lois E. Wunderlich, his wife, of Kent

County, State of Maryland of WILLIAM BELT TOWNSHEND

Wessel and Ethel L. Wessel, his wife, dated September 24,

recorded among the Land Records of Queen Anne's County, Md

in Liber C. W. C. 3, folio 25

land granted and conveyed unto William Belt Townshend and

George Wunderlich t/a Townshend and Wunderlich, co-partners

deed dated the 4th day of February, 1966 from Edgar A. Mac

Jr., et ux and recorded in Liber T.S. 1

Land Records of Queen Anne's County. DATE March 22, 1966

TOGETHER WITH the buildings and improvements thereon

made and being, and all and every the rights, roads, and

ways, water privileges, appurtenances and advantages to

belonging or in anywise appertaining.